

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33403



27/28/29

Property Information

property address: 422 DELLWOOD  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 5, LOT 18 THRU 22 & PT OF 23  
owner name/address: VERIZON COMMUNICATIONS, INC  
PROPERTY TAX DEPARTMENT  
0  
IRVING, TX 75015-2206  
full business name: w/9  
land use category: Indust. type of business: ice makers  
current zoning: C2 occupancy status: Vacant  
lot area (square feet): 4370 frontage along Texas Avenue (feet): N/A  
lot depth (feet): 180 sq. footage of building: 13500  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
NO 326

Improvements

# of buildings: 2 building height (feet): #1 = 10 #2 = 10 # of stories: 1 both  
type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front

approximate construction date: accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no exist  
other improvements: ☒ yes ☐ no (specify) metal frame addition to bldg  
(pipe fences, decks, carports, swimming pools, etc.) Chain link fence

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: 0 type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: 8x16 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no  
comments: \_\_\_\_\_

### Outside Storage

☒ yes ☐ no (specify) debris, metal pieces, lumber, ice trailers  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?  
☐ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☐ yes ☐ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

building gutted inside — owner says  
property is now joined w/adj property —  
although zoning map does not  
indicate this  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_